

Charter Township of AuSable, Iosco County Land Value Study
April 1, 2020 - March 31, 2022

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-A20-000-014-10	2417 N US-23	02/17/22	WD	\$230,000	\$74,200	32.26	\$195,240	\$99,491	\$64,731	431.5	950.0	\$231	400.00	FOREST
021-A70-000-004-00	3667 FOREST RD	02/21/22	WD	\$140,000	\$48,200	34.43	\$120,226	\$32,649	\$12,875	95.4	165.0	\$342	103.00	FOREST
021-F10-000-006-00	3710 FOREST RD	11/18/20	WD	\$132,500	\$55,100	41.58	\$143,584	\$819	\$11,903	79.4	146.0	\$10	90.00	FOREST
021-F10-000-007-00	FOREST RD	05/20/21	WD	\$5,250	\$3,800	72.38	\$11,398	\$5,250	\$11,398	76.0	131.0	\$69	90.00	FOREST
021-H30-004-029-00	N US-23	02/28/22	WD	\$12,000	\$4,800	40.00	\$14,539	\$12,000	\$14,539	96.9	185.0	\$124	100.00	FOREST
021-H30-005-005-00	2825 N US-23	05/25/21	WD	\$79,900	\$28,600	35.79	\$77,679	\$17,221	\$15,000	100.0	200.0	\$172	100.00	FOREST
021-H30-005-013-10	2793 N US-23	03/25/22	WD	\$115,000	\$52,000	45.22	\$148,645	(\$11,469)	\$22,176	123.4	200.0	(\$93)	123.44	FOREST
021-H30-005-033-00*	N US-23	08/13/20	WD	\$27,500	\$11,400	41.45	\$22,065	\$12,979	\$7,544	99.2	801.0	\$131	100.00	FOREST
021-H30-006-001-00	2633 N US-23	12/21/21	WD	\$150,000	\$41,600	27.73	\$86,921	\$85,027	\$21,948	170.0	636.0	\$500	220.00	FOREST
021-L30-000-012-00	3749 N US-23	03/14/22	WD	\$74,000	\$31,100	42.03	\$77,476	\$7,774	\$11,250	75.0	200.0	\$104	75.00	FOREST
021-L40-000-008-00	3629 N US-23	12/30/21	WD	\$195,000	\$75,000	38.46	\$162,345	\$49,417	\$16,762	111.7	264.0	\$442	100.00	FOREST
021-L40-000-010-01	3619 N US-23	10/26/20	WD	\$145,000	\$60,800	41.93	\$168,123	\$10,401	\$33,524	223.5	264.0	\$47	200.00	FOREST
021-L40-000-012-00	3605 N US-23	03/08/22	WD	\$170,000	\$69,400	40.82	\$175,101	\$22,614	\$27,715	184.8	261.4	\$122	166.00	FOREST
021-L40-000-018-00	3535 N US-23	07/01/20	WD	\$90,000	\$43,100	47.89	\$118,575	\$4,554	\$33,129	220.9	250.0	\$21	202.00	FOREST
021-T30-000-016-00	3921 FOREST RD	10/08/21	WD	\$164,000	\$51,700	31.52	\$128,633	\$49,780	\$14,413	96.1	181.0	\$518	100.00	FOREST
RESIDENTIAL		Totals:		\$1,730,150	\$650,800		\$1,650,550	\$398,507	\$318,907	2,183.8				
	*VACANT				Sale. Ratio =>		37.62		Average					
FOREST -FF RATES	**MULT PARCEL				Std. Dev. =>		10.25		per FF=>			\$182		
							2022 RATE =>	\$150	2023 RATE =>	\$	180			

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-B30-000-007-00	3663 ROLLIN HILL CT	09/23/20	WD	\$10,000	\$8,000	80.00	\$21,065	\$10,000	\$21,065	120.0	433.4	\$83	120.00	FOREST
021-B30-000-014-00*	ROLLIN HILL CT	05/12/21	WD	\$15,000	\$7,800	52.00	\$20,201	\$15,000	\$20,201	118.8	390.3	\$126	120.00	FOREST
021-B30-000-015-00	3664 ROLLIN HILL CT	01/27/21	WD	\$240,000	\$84,400	35.17	\$237,664	\$21,947	\$19,611	115.4	364.0	\$190	119.80	FOREST
RESIDENTIAL		Totals:		\$265,000	\$100,200		\$278,930	\$46,947	\$60,877	354.2				
	*VACANT				Sale. Ratio =>		37.81		Average					
BOONDOCKS FF RATE	*VACANT				Std. Dev. =>		22.65		per FF=>			\$133		
							2022 RATE =>	\$170	2023 RATE =>	\$	130			

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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
020-022-300-002-50*	4508 EAGLE DRIVE	05/19/20	WD	\$15,000	\$4,900	32.67	\$9,800	\$15,000	\$9,800	1.90	1.90	\$7,895	FOREST
020-021-400-001-43**	4336 W EAGLE DR	02/10/22	WD	\$160,000	\$79,900	49.94	\$192,673	(\$17,428)	\$15,330	3.11	3.11	(\$5,604)	FOREST
021-A20-000-014-10	2417 N US-23	02/17/22	WD	\$230,000	\$74,200	32.26	\$195,240	\$99,491	\$64,731	8.72	8.72	\$11,404	FOREST
RESIDENTIAL	Totals:			\$405,000	\$159,000		\$397,713	\$97,063	\$89,861	13.73	13.73		
ACREAGE	*VACANT					Sale. Ratio =>	39.26					Average	
0-9.99 ACRES	**MULT PARCEL					Std. Dev. =>	10.09					per Net Acre=>	7,067.35

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020-017-100-001-10*	HARLAN TR	05/20/21	WD	\$37,000	\$14,000	37.84	\$28,000	\$37,000	\$28,000	10.00	10.00	\$3,700	FOREST
020-022-200-005-60**	3475 N US-23	03/16/21	WD	\$100,000	\$39,500	39.50	\$82,265	\$69,273	\$51,538	15.67	1.01	\$4,420	FOREST
020-033-100-006-00*	WEST AUSABLE PT RD	01/29/21	WD	\$32,000	\$23,700	74.06	\$45,280	\$32,000	\$45,280	22.05	22.05	\$1,451	FOREST
020-033-100-004-00*	WEST AUSABLE PT RD	03/19/21	WD	\$40,000	\$26,300	65.75	\$50,000	\$40,000	\$50,000	25.00	25.00	\$1,600	FOREST
RESIDENTIAL	Totals:			\$209,000	\$103,500		\$205,545	\$178,273	\$174,818	72.72	58.06		
ACREAGE	*VACANT					Sale. Ratio =>	49.52					Average	
10-69.99 ACRES	**MULT PARCEL					Std. Dev. =>	18.36					per Net Acre=>	2,451.36

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020-015-300-005-00*	N US-23	03/10/21	WD	\$166,500	\$46,400	27.87	\$101,457	\$166,500	\$101,457	73.51	73.51	\$2,265	FOREST
020-017-100-001-00**	3985 GRASS LAKE RD	09/27/21	WD	\$290,000	\$126,700	43.69	\$260,408	\$188,116	\$158,524	86.27	35.00	\$2,181	FOREST
020-017-400-001-00*	4111 GRASS LAKE RD	08/13/21	WD	\$224,100	\$67,200	29.99	\$134,400	\$224,100	\$134,400	160.00	160.00	\$1,401	FOREST
020-018-300-001-00	3700 KEISER TRAIL	01/28/22	WD	\$359,900	\$123,100	34.20	\$275,141	\$219,159	\$134,400	160.00	160.00	\$1,370	FOREST
RESIDENTIAL	Totals:			\$1,040,500	\$363,400		\$771,406	\$797,875	\$528,781	479.78	428.51		
ACREAGE	*VACANT					Sale. Ratio =>	34.93					Average	
70+ ACRES	**MULT PARCEL					Std. Dev. =>	7.01					per Net Acre=>	1,663.00

RESIDENTIAL RATES											
ACREAGE	2022 RATE	2023 RATE	ACREAGE	2022 RATE	2023 RATE	ACREAGE	2022 RATE	2023 RATE	ACREAGE	2022 RATE	2023 RATE
1	\$ 6,000	\$ 7,000	3	\$ 5,000	\$ 6,000	10	\$ 2,800	\$ 3,700	30	\$ 1,800	\$ 2,000
1.5	\$ 6,000	\$ 7,000	4	\$ 4,500	\$ 5,500	15	\$ 2,400	\$ 3,400	40	\$ 1,700	\$ 1,900
2	\$ 5,000	\$ 6,000	5	\$ 4,000	\$ 5,000	20	\$ 2,100	\$ 3,100	50	\$ 1,700	\$ 1,900
2.5	\$ 5,000	\$ 6,000	7	\$ 3,500	\$ 4,500	25	\$ 2,000	\$ 3,000	100	\$ 1,200	\$ 1,400